



**FOR SALE
LAND
\$291,304**

28 ± ACRE PATTERSON ROAD TRACT

00 PATTERSON RD, DOTHAN, AL 36301



**CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610**



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CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881**



OFFERING SUMMARY

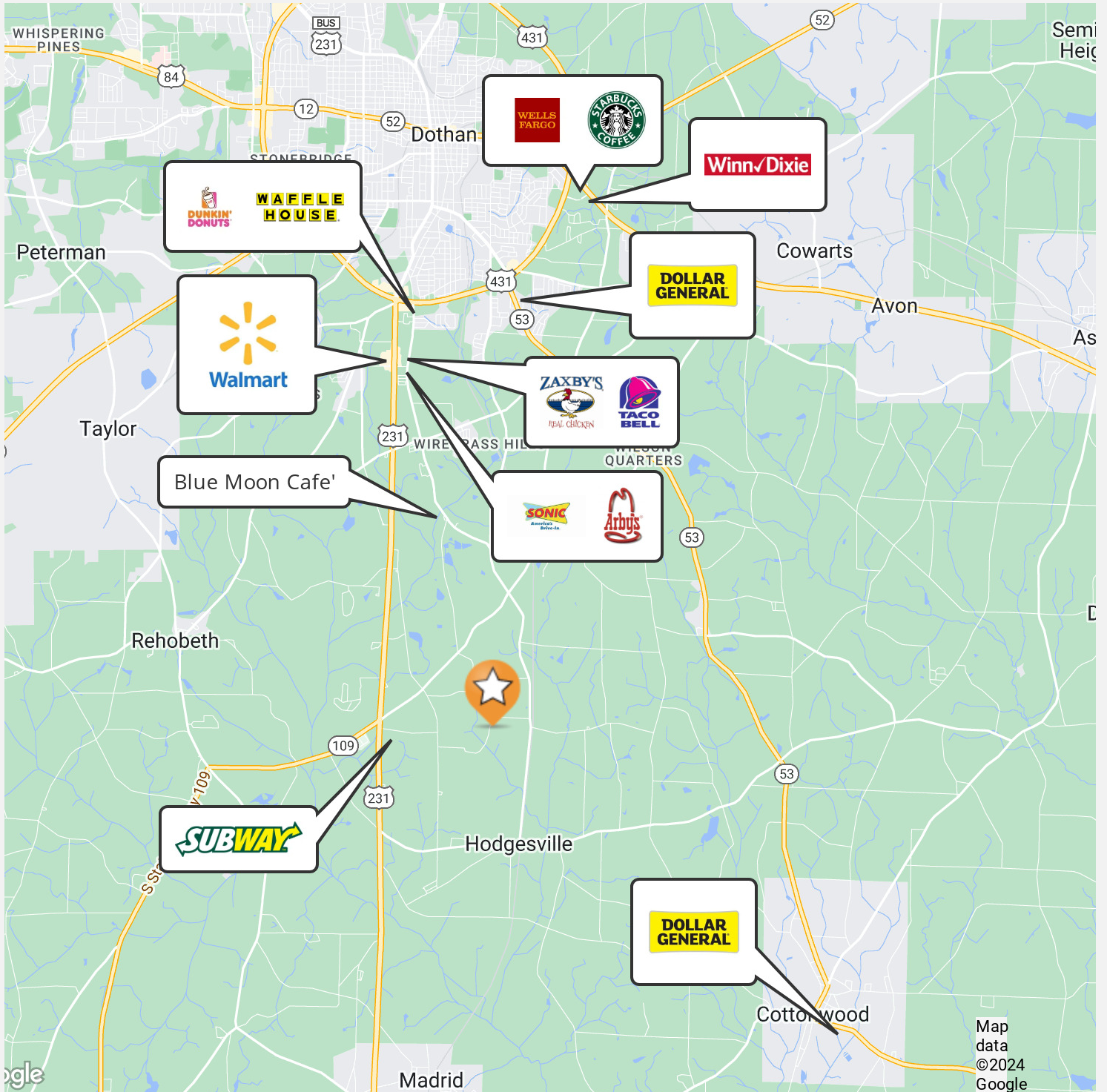
Listing Price	\$291,304
Acres	28.01 Acres
Price Per Acre	\$10,400
County	Houston
Zoning	Agriculture
Utilities	Electric & County Water at road.
Parcel IDs	17-07-36-0-000-015-011
Coordinates	31.1050498, -85.3792803
Real Estate Taxes	\$73.00

PROPERTY OVERVIEW

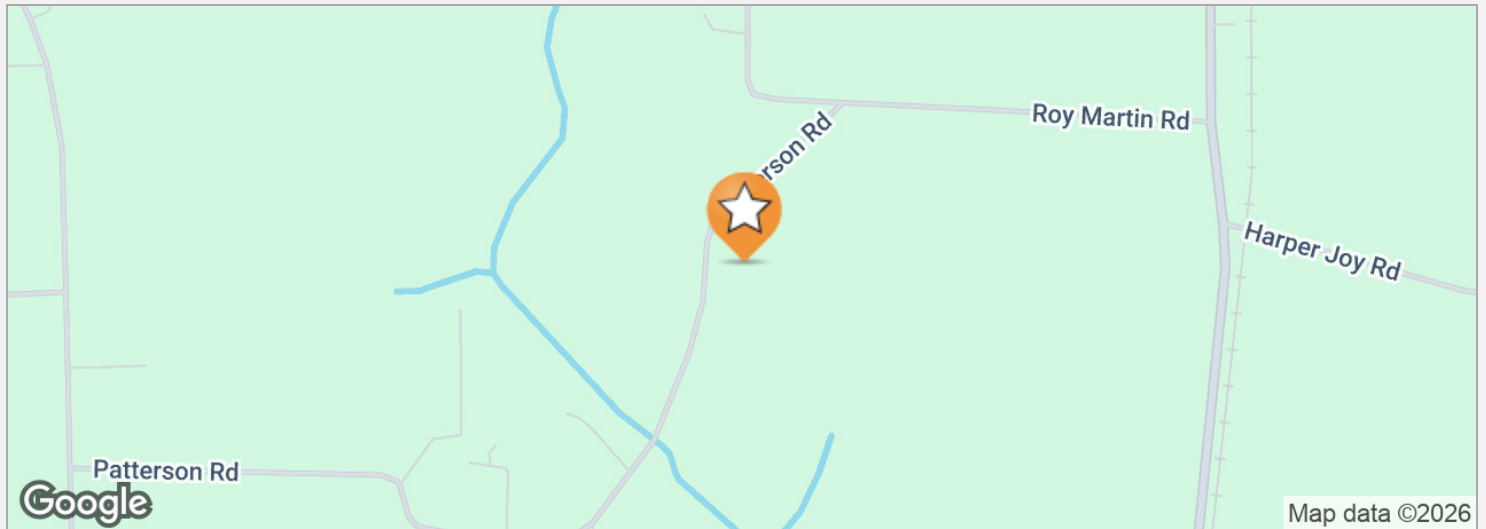
Beautiful 28 acre tract located minutes from Dothan, AL. in the Rehobeth School District with a nice big year round pond on paved Patterson Road. partially cleared. All new site built homes in the area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	172	1,389	4,518
Total Population	405	3,314	11,080
Average HH Income	\$66,002	\$68,932	\$69,188





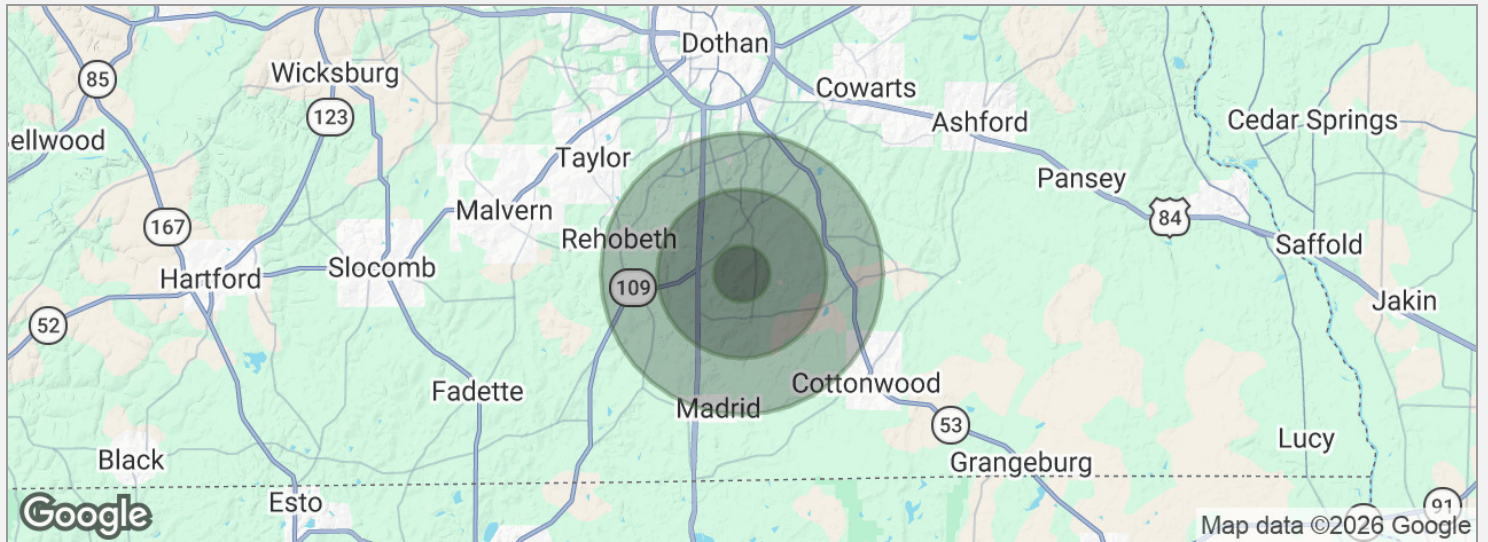


DRIVE TIMES

10 minutes to Dothan, AL.
90 minutes to Panama City Beach, FL.

DRIVING DIRECTIONS

From Ross Clark Circle in Dothan, go south on Hwy 231, left on Oscar Godwin Road, right on Iris Road, left on Patterson Road, go about 2 miles, property on right.



POPULATION	1 MILE	3 MILES	5 MILES
Total population	405	3,314	11,080
Median age	43	43	42
Median age (male)	42	42	41
Median age (Female)	44	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	172	1,389	4,518
# of persons per HH	2.4	2.4	2.5
Average HH income	\$66,002	\$68,932	\$69,188
Average house value	\$253,391	\$229,411	\$215,935

* Demographic data derived from 2020 ACS - US Census

CLAY PATRICK

Broker Associate



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PROFESSIONAL BACKGROUND

Clay was raised on a cattle farm in Jackson County, Florida. He has more than 30 years of experience in the real estate industry, specializing in investment properties, row crop/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. Clay resides in Bascom, Florida with his wife Gina Patrick.

EDUCATION

Accredited Land Consultant designation (ALC)
Chipola College (Studied Business)
Pensacola State College (Studied Forestry)

MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute
APEX Award 2023
APEX Award 2022
Member, Central Panhandle Association of Realtors
Served 6 years on the Jackson County, FL Planning Commission
Recipient of the Summit Bronze Award 2016
Recipient of the Summit Silver Award 2017
Recipient of the Summit Bronze Award 2018
Recipient of the President's Award 2019
Recipient of the Summit Award 2020
Recipient of the Summit Silver Award 2021